

## **APPROVED MINUTES**

### **Housing and Redevelopment Authority in and for the City of Bloomington**

1800 West Old Shakopee Road  
Bloomington, Minnesota 55431

Tuesday, December 08, 2015  
5:30 PM  
Dakota Conference Room

- 1 Call to Order** The meeting was called to order by Chairman Thorson at 5:30 p.m.

Present: Commissioners: Thorson, Fossum, Carlson, Lewis, Coulter  
Staff: Grout, Hartman, Sevig, Zimmerman  
Guest: Councilmember Jon Oleson
- 2 Approval of Agenda** M/Fossum, S/Coulter to approve the agenda. Motion carried, 5-0.
- 3 Approval of Minutes**
- 3.1 Approval of Minutes - November 24, 2015** M/Carlson, S/Lewis to approve the minutes of the November 24, 2015 HRA meeting. Motion carried, 5-0.
- 4 Unfinished or Organizational Business** None.
- 5 New Business**
- 5.1 Approval of 2015 HRA budget adjustments and fund transfers** Grout introduced Amy Sevig, City of Bloomington accountant for the HRA. He explained that each year, staff makes year-end budget adjustments that reflect actual revenues and expenditures. Transfers from the Development fund total \$132,000, the majority of which was transferred to Section 8 to cover administrative costs not included in payments from the Department of Housing and Urban Development (HUD).

M/Lewis, S/Coulter to approve the HRA budget adjustments and fund transfers for 2015. Motion carried, 5-0
- 5.2 Approval of New Payment Standards for the Section 8 Housing Choice Voucher** Hartman explained that the HRA is required by the Department of Housing and Urban Development (HUD) to periodically review payment standards for the Section 8 program. Payment standards are used in the calculation of the amount of subsidy a household on the program will receive and ensures

## **Program**

that the subsidy provided is adequate for the marketplace. Because of recent higher rents, staff is proposing to increase payment standards on all bedroom sizes. Hartman referred to the chart included with the agenda showing the proposed increases.

M/Coulter, S/Lewis to approve the new Payment Standards for the Section 8 Housing Choice Voucher Program. Motion carried, 5-0

## **5.3 Action Items**

### *Blighted property*

Staff has made an offer on a blighted property at 8735 Emerson Avenue South and will bring this item back to the Board for formal approval at a future date.

### *City Council Action*

The Council has approved funding for the Housing and Neighborhood Initiative programs in 2016. Staff will be meeting to create program guidelines. All programs are homeowner based and will include a significant amount of housing stock.

### *Penn American*

Staff met with the United Properties and Stuart Companies to discuss a term sheet for the potential Phase 3 of the Penn American district. The term sheet outlines the conditions of the development agreement. Grout stated the closing with the current owner must take place by February 1.

### *France and Old Shakopee Road*

Dominium has made a formal offer on the four HRA-owned lots on 108<sup>th</sup> Street to be included in a potential senior rental development. Staff is consulting with the HRA attorney regarding the offer. Dominion is currently in negotiations with owners of additional properties needed for the development.

### *Neighborhood*

Grout stated City Council has asked the HRA to identify commercial and residential neighborhoods for possible redevelopment projects. He presented a Powerpoint showing potential commercial areas and the steps necessary to begin the process. Discussions will begin at the HRA Board level in January.

## **6 Adjournment**

M/Coulter, S/Lewis to adjourn the meeting. Motion carried, 5-0. The meeting adjourned at 6:56 p.m.